Staff Summary Report



Council Meeting Date: 12/04/03

Agenda Item Number: 29

SUBJECT: Request by Earnhardt Lincoln-Mercury for an Amended Final Plat for one (1) lot, located

at 7777 South Test Drive.

DOCUMENT NAME: 20031204dsht12

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by EARNHARDT LINCOLN-MERCURY (No Bull, L.L.C., property owner)

#SBD-2003.99 for an Amended Final Plat for one (1) lot on 3.75 net acres, located at

7777 South Test Drive.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: This request is for an Amended Final Subdivision Plat to create one (1) new lot by

combining Lot 14 and a portion of Lot 13 within the Autoplex Subdivision. The new lot will accommodate future development on that property. The proposed lot has access to a public street and appears to meet the minimum required technical standards of

Subdivision Ordinance 99.21. Public input is not required.

- **ATTACHMENTS:** 1. List of Attachments
 - 2. Comments / Reasons for Approval / Conditions of Approval
 - 3. History & Facts / Description
 - A. Location Map
 - B. Letter of Explanation/Intent
 - C. Subdivision Plat
 - D. Aerial Photo

COMMENTS:

This request is for an Amended Final Subdivision Plat to create one (1) new lot by combining Lot 14 and a portion of Lot 13 within the Autoplex Subdivision. The new lot will accommodate the proposed future development of the property. The proposed lot has access to a public street and appears to meet the minimum required technical standards of Subdivision Ordinance 99.21. Public input is not required.

REASON(S) FOR

APPROVAL: 1.

. The Subdivision Plat appears to conform to current technical standards and requirements of Subdivision Ordinance No. 99.21.

CONDITION(S) OF APPROVAL:

- 1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe Section 25.120.
- 3. No variances may be created by future property lines without the prior approval of the City of Tempe.
- 4. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before December 4, 2004. Failure to record the plan within one year of Council approval shall make the plan null and void.

HISTORY & FACTS:

April 13, 1989. City Council approved a zoning change from AG and I-3 to I-1 on 269 net acres located at the southwest corner of Elliot Road and Harl Avenue. City Council approved the Final Subdivision Plat for Suncor Marketplace Autoplex. June 29, 1989. August 16, 1989. The Design Review Board approved building elevations, site and landscape plans for Honda of Tempe. February 8, 1996. The Design Review Board approved the request for building elevations – expansion / addition for Honda of Tempe. August 24, 2000. City Council approved an Amended Final Plat, Lot 2, of the Autoplex Subdivision into two new lots, lots 2A and 2B. October 17, 2000. The Hearing Officer for the City of Tempe approved a use permit request by Honda of Tempe to relocate an existing modular auxiliary sales office from the temporary overflow sales lot to an existing asphalt parking lot north of the existing dealership. November 20, 2001. The Hearing Officer approved two variances requested by Honda of Tempe. One is to waive the required parking lot landscape islands in the rear of the site. Two, waive the required landscape island trees within the El Paso Gas Line easement. The City Council approved an Amended Final Subdivision Plat for two lots (lots 31 and January 11, 2002. 32) on 6.25 net acres. City Council approved a one lot subdivision located at 7900 South Autoplex Loop, August 1, 2002. **#SBD-2002.50**, on 2.75 net acres. October 30, 2003. City Council approved a amended Final Subdivision Plat for Tempe Honda for one (1) lot consisting of 8.69 net acres located at 8010 South Autoplex Loop.

DESCRIPTION:

Owner - No Bull, L.L.C.

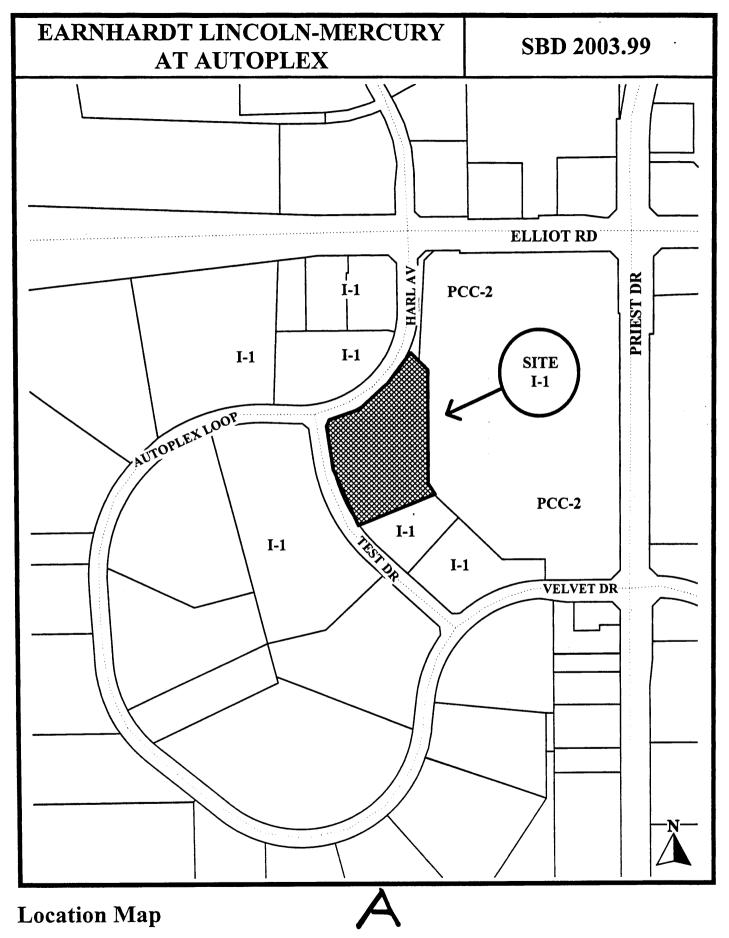
Applicant – Hal J. Aernhardt, III

Engineer - Brady-Aulerich & Associates, Inc., Joseph J. Brahm

Existing zoning – I-1

Total site area -3.75 net acres Number of lots proposed -1 lot







BRADY · AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying Construction Staking

C.E. Aulerich P.L.S.
Dennis H. Brady P.L.S.
Joseph J. Brahm P.L.S.
Brent L. Henderson P.E.
Robert N. Hermon P.E./P.L.S.
Giao N. Pham P.E.

November 7, 2003

Ms. Dee Dee Kimbrell CITY OF TEMPE DEVELOPMENT SERVICES DEPARTMENT 31 East Fifth Street Tempe, Arizona 85281

RE: REPLAT/RESUBDIVISION OF LOT 14 AND A PORTION OF LOT 13 IN AUTOPLEX SUBDIVISION, BOOK 332 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS.

Dear Dee Dee:

I have been appointed Representative of NO BULL, LLC to combine the above mentioned parcels into 1 lot.

Said Replat was needed to combine the parcels.

Respectfully Submitted,

BRADY AULERICH & ASSOCIATES, INC.

Joseph J. Brahm, P.L.S.

JJB: vsc

I, JOSEPH J, BRAHIM, HERBEY CRTIEY THAT I AM A REGISTERD LAND SIRK-TOKE IN HE STATE OF ARGIVAN, THAT HIS MAP, DOSSING OF THE STATES, CORRECTLY REPRESENTS A SURVEY DORE UNDER IN SUPERVISION DURING THE MANIE A AMOUST, DOCK, THAT THE PLAT IS THE AMO COMMETER. AS SHOWE, THAT ALL MOMBERTS SHOWN ACTULATE EDST AS SHOWE, THAT THEM POSTIONS ARE CORRECTLY SHOWN, AND THAT SUD LICKULENTS, ARE SUFFICIAL TO BURNEY. TO BE RETRACED. BRADY-AULEBON & ASSOCIATES, INC. CAL. DICHESTON - LAW SAPATINE 1030 E. Guedalpo Read THIS IS TO CERTIFY THAT THE ABOVE

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DEDICATION:

CONDITIONS OF APPROVAL:

STATE OF ARIZONA

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SCALE

SHEET 1 OF

REC

S DATE

DEVELOPMENT SERVICES

By: CITY ENGINEER

BY: WAYOR

NET: 3.7532 ACRES OR 163,489 SF NET: 3.7532 ACRES OR 163,489 SF

SITE AREA TOTAL: LOT AREA LOT 1:

1-1 LIGHT INDUSTRIAL (-1 LIGHT INDUSTRIAL

EXISTING: PROPOSED: ZONING

SITE DATA

APPROVALS:

NOTARY PUBLIC

DATE

BEC

085

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DATE

